



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Consulting Services for Westgate Park Master Plan

MEETING DATE: June 1, 1994

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council authorize consulting services from Gavin and Associates at an estimated expenditure of \$8,500, not to exceed \$10,000, for a master plan for Westgate Park.

BACKGROUND INFORMATION: Westgate Park is a partially developed neighborhood park located between the Park West and Lodi West subdivisions, west of Lower Sacramento Road, at the intersection of Elm Street and Evergreen Drive (see Exhibit A). The Park is also a storm drainage basin which is why the 22-acre Park is significantly larger than the typical 5 to 7 acres desired for a neighborhood park. The site was developed in two stages, the first in the 1980's with Park West, and the second stage is underway with Lodi West.

In 1986, the Council adopted a master plan for the site prepared by Richard Bigler Associates. Since then, the makeup of the neighborhood has changed and the overall concept for the Park needs to be rethought. In 1994, the Council adopted the City-wide Park, Recreation and Open Space Plan prepared by Dragoo & Associates. The text from the Plan pertaining to Westgate Park is as follows:

Westgate Park

Site N-4

22.0 Acres

This site is a storm water detention basin and will be expanded by approximately 14 acres when the land to the south is developed. As it now exists, the site has been graded to a rectangular shape with a flat bottom. The site's only redeeming feature now is that it is all in grass. As the remaining land is excavated to complete the basin, it is recommended that the entire site be contoured to create a more pleasing and usable shape. In order to maintain the same amount of storm water retention, some of the park area now designated outside the basin will need to be slightly excavated as well. By using this approach, the bottom can be contoured so that it drains more rapidly.

While the area around this park has been subdivided, it is recommended that a 25' right of way or easement be acquired west of the park site so that this park can be connected to the trail system. Other facilities for this park should include:

- o A paved and lighted pathway around and through the park
- o Two youth baseball fields
- o Expansion of the playground area
- o A multi-use paved court for volleyball, etc.
- o An area for passive use including picnicking, open play, etc.
- o 3 tennis courts
- o Restroom building

APPROVED

THOMAS A. PETERSON
City Manager



recycled paper

The 1986 plan did not contain the tennis courts, restroom and paved court. Also, the baseball fields were envisioned as practice fields while the new Plan envisions more formal play. Although not addressed in the new Plan, with the additional uses, we assume the existing access area for the storm, wastewater and irrigation pump systems would need to be expanded to accommodate public parking.

Presently, the site is nearly functional as a drainage basin. However, the majority of the site is not turfed or irrigated. In order to proceed with this work, decisions as to the amount and location of the major improvements mentioned above should be made to allow proper design of the irrigation system and minimize subsequent changes. For these reasons, staff recommends that the Plan be revised. This involves conducting public meetings, preparing preliminary designs, cost estimates and conceptual drawings, and making presentations to the Parks and Recreation Commission and the City Council.

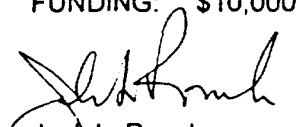
To do this, we see three options:

- 1) Do the work in-house
- 2) Informally select a consultant for this initial work
- 3) Do a formal selection process for the preliminary work and the final design

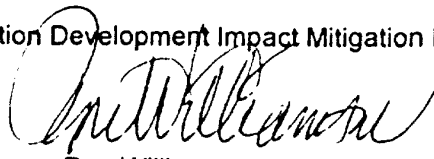
Staff does not recommend the first option due to time constraints and the availability of consultants who have the expertise in conducting public meetings and a broader range of experience with park planning. The third option is not recommended because of the time involved in a formal selection process and the uncertainties involved in identifying the final design work. Obviously, this would not be known until the plan is adopted. The second option is recommended as it provides the most flexibility in later stages of the project. We are not tied to a particular consultant for all phases of the work and could utilize staff or consultants for each particular component as time and funds are available.

In recommending the informal selection process, and in particular the firm of Gavin and Associates, staff considered the relatively low dollar amount for these services and the fact that there is no shortage of Bay Area and Sacramento consultants who could do this work. Also, there are no Lodi firms that have any significant specialty in this work. Gavin and Associates is a small firm located in Stockton. Mr. Gavin has experience in operating and maintaining public parks and is familiar with the area. A copy of his proposal letter is attached as Exhibit B. Although he quotes a figure of \$8,500, we recommend an appropriation of \$10,000 to allow for advertising, miscellaneous expenses and possible extra meetings, if needed.

FUNDING: \$10,000 from Parks and Recreation Development Impact Mitigation Fee Fund (60.7).



Jack L. Ronsko
Public Works Director



Ron Williamson
Parks and Recreation Director

Prepared by Richard C. Prima, Jr., City Engineer

JLR/RCP/lm

Attachments

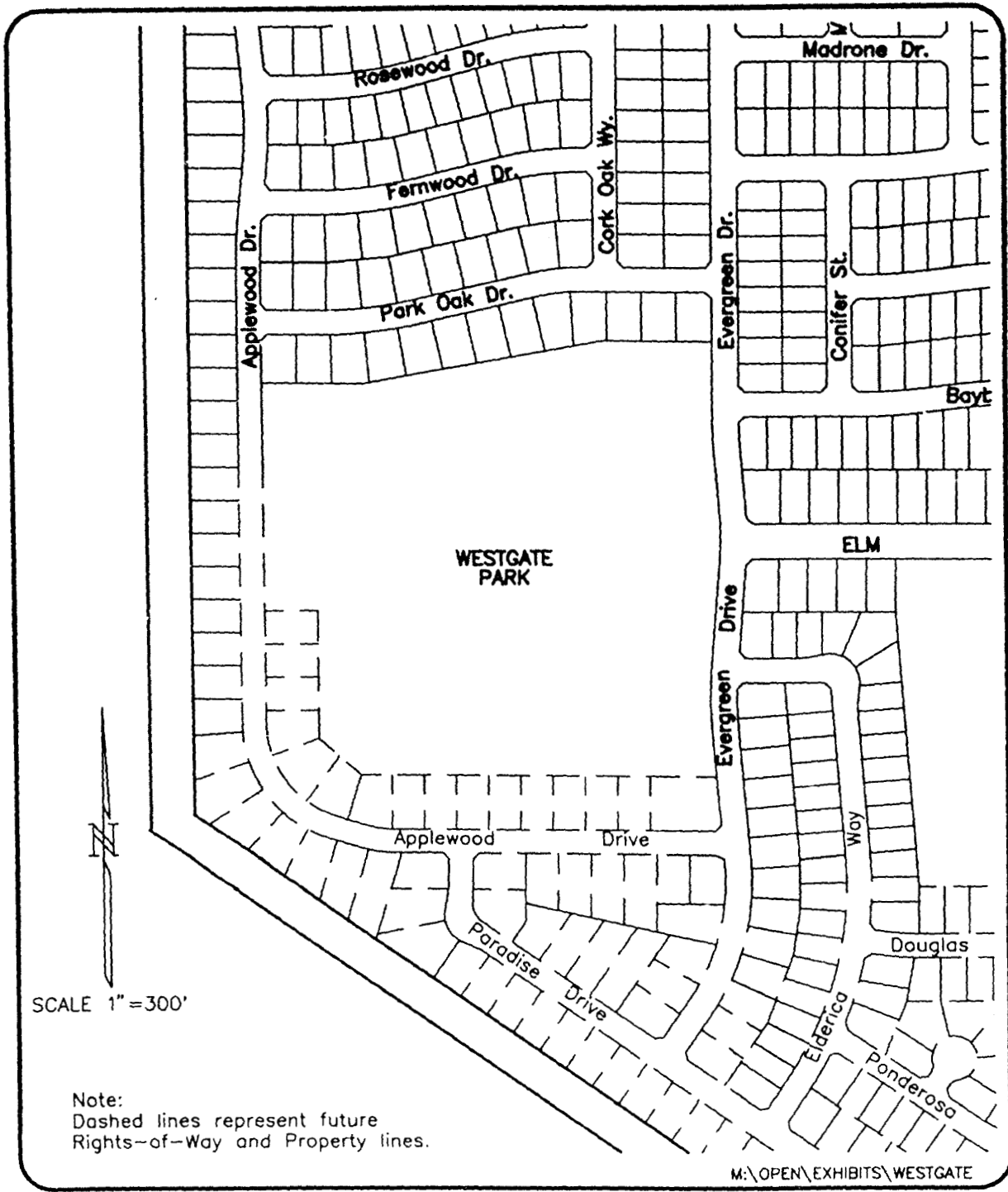
cc: Gavin and Associates



CITY OF LODI

PUBLIC WORKS DEPARTMENT

WESTGATE PARK



David and Associates
2015 Pacific Avenue #128
Stockton, California 95204
209/943-3063



April 13, 1994

Richard C. Prima, Jr.
City of Lodi - Public Works Dept.
221 W. Pine Street
Lodi, Ca. 95241-1910

RECEIVED

APR 15 1994



CITY OF LODI
PUBLIC WORKS DEPARTMENT

Subject: Westgate Park, Master Plan

Dear Mr. Prima, Jr.:

I am pleased to submit my proposal to you for Landscape Architectural/Park Planning services for your review and consideration.

Based upon the information acquired from you on 4-6-94, I was able to develop this proposal of services.

My design services shall include the following:

1. Develop a base Site Plan from a base map provided by the owner.
2. Review the draft Parks, Recreation & Open Space Plan developed for the City of Lodi.
3. Review Existing Master Plan
4. Develop Design Program
 - Interview City Parks and Recreation Staff
 - Interview Public Works Department
 - Organize a Public Workshop to gain information from local residents of the Parks. (concerns and expectations)
 - Coordinate all program information into a common format.
5. Develop Master Plan
 - Prepare a conceptual Master Plan outlining types of uses and their potential locations and relationships.
 - Present to Parks and Recreation and Public Works Dept. for input and approval.
 - Prepare a Preliminary Master Plan and construction cost estimate and present to the Parks and Recreation Commission for input and approval.
 - Prepare a revised Preliminary Master Plan and Construction cost estimate based on the above and present to the City Council for approval.
 - With the comments and concerns of the City Council in hand, prepare a Final Master Plan and Construction cost estimate. Support documentation to be organized into a booklet and submitted along with the Final Master Plan.

List of Products to be Given To Client

1. One Color rendered copy of master plan (24" X 36")(Mounted-Protected)
2. One reproducible copy of Master Plan (24" X 36")
3. One Master Plan report, bound (8-1/2" X 11") (extras to be ordered and purchased by City)

Fees for the above services shall be \$8,500.00.

Landscape Architect • License No. 1933 • Park Planners

Services not included in this proposal:

1. Architectural
2. Engineering and Structural
3. Surveying
4. Civil and Hydraulics

FEE SCHEDULE

Landscape Architect	\$75.00/hr
Draftsman	\$40.00/hr
Secretary	\$30.00/hr
Mileage	\$.35/mi.
Material	Cost Plus 15%

Billing will be monthly or as phased work is approved.

Any prior approved additional services requested by client, not included in this proposal, shall be charged on a time and material basis per fee schedule shown.

Thank you for the opportunity to submit my proposal of fees. I hope these figures meet with your approval. If you have any questions, please do not hesitate to contact me.

Respectfully,


Tim Gavin
Landscape Architect/Owner

cc: Ron Williamson, Director of Parks and Recreation

RESOLUTION NO. 94-64

A RESOLUTION OF THE LODI CITY COUNCIL
AUTHORIZING CONSULTING SERVICES FROM GAVIN AND
ASSOCIATES FOR WESTGATE PARK MASTER PLAN

WHEREAS, Westgate Park is a partially developed neighborhood park located between the Park West and Lodi West Subdivisions, west of Lower Sacramento Road, at the intersection of Elm Street and Evergreen Drive; and

WHEREAS, the park is also a storm drainage basin and consists of 22-acres, significantly larger than the typical 5 to 7 acre neighborhood park; and

WHEREAS, the park was partially developed in 1980 in conjunction with the Park West Subdivision, and the second stage is underway with Lodi West Subdivision; and

WHEREAS, in 1986 the Council adopted a master plan for the site, and since that time the makeup of the neighborhood has changed causing the need for the overall concept for the park to be rethought; and

WHEREAS, in 1994 the Council adopted the City-wide Park, Recreation and Open Space Plan which contains improvements that were not addressed in the 1986 plan for Westgate Park.

NOW, THEREFORE, BE IT RESOLVED, that the Lodi City Council does hereby authorize entering into an agreement with Gavin and Associates for consulting services, in an estimated amount of \$8,500.00, not to exceed \$10,000.00 for a master plan for Westgate Park.

BE IT FURTHER RESOLVED, the City Manager and City Clerk are hereby authorized to execute said agreement on behalf of the City of Lodi.

Dated: June 1, 1994

I hereby certify that Resolution No. 94-64 was passed and adopted by the Lodi City Council in a regular meeting held June 1, 1994 by the following vote:

Ayes: Council Members -

Noes: Council Members -

Absent: Council Members -

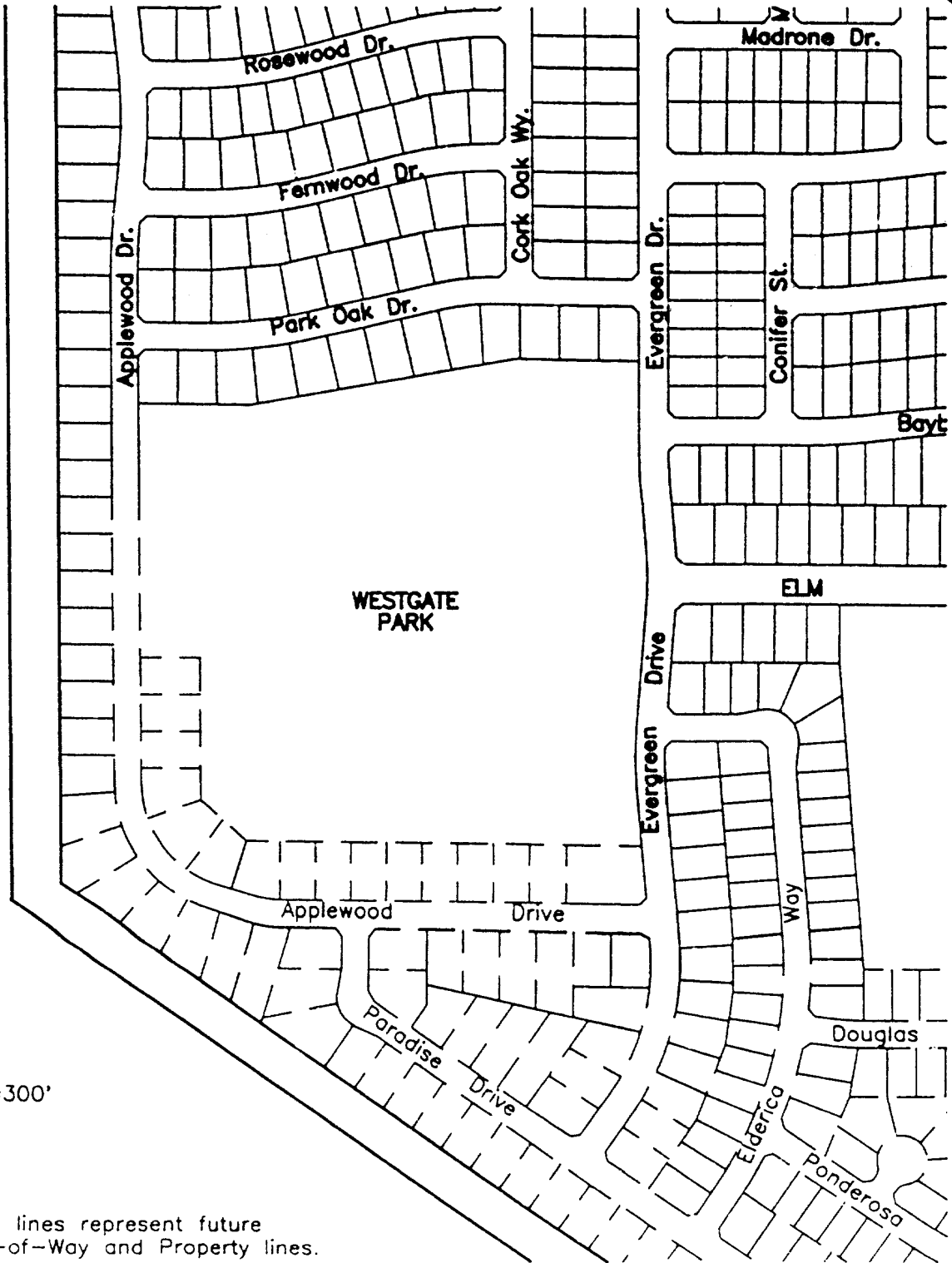
Jennifer M. Perrin
City Clerk



CITY OF LODI

PUBLIC WORKS DEPARTMENT

WESTGATE PARK



SCALE 1"=300'

Note:
Dashed lines represent future
Rights-of-Way and Property lines.